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*Michael A. Sipe
390 Baltimore Road
Auburn, CA 95603*

COMMUNITY DEVELOPMENT
CITY OF AUBURN
January 30, 2011

City of Auburn
1225 Lincoln Way
Auburn CA, 95603

Attention:

Planning Commission Members:

Matt Spokely, Bob Snyder, Fred Vitas, Alan Young, Lisa Worthington

City Council Members:

Bill Kirby, Keith Nesbit, Kevin Hanley, Mike Holmes, Bridget Powers

RE: Baltimore Ravine Specific Plan – Access

Members of the Commission:

I have been advised the Auburn Planning Commission is looking into accessing the Baltimore Ravine Project through the Sipe property near the Pacific Street intersection. I am strongly opposed to this proposal for a number of reasons. By way of history, I respectfully present the following:

The Sipe property has been in the family (McDaniel, Myres, Martin, Michael, and now Sipe) since the early gold rush days. The property initially included all of what is now Skyridge and most of south Auburn. Over the years pieces have been sold for a variety of reasons as the family grew.

In the latter part of the 1800s, the Southern Pacific Railroad obtained easements through the property. Later, Highway 40 (now Interstate 80) cut through sections of the property. More recently, the city of Auburn was granted an easement to accommodate access to the city's sewer system. Lastly, Pacific Gas and Electric Company obtained an easement through the southern part of the property for power to the Auburn Dam project. Although the dam project closed, the high power lines remain today.

What remains of the Sipe property has been preserved over the years for our family homesteads. The proposed Pacific Street access point cuts through the southeastern part of the property, taking up to eight acres of land and transecting the last remaining part of property that has the greatest view of the Sacramento valley and the Sutter Buttes.

In addition, the proposed access point would come close to my residence, and significantly affect two tributaries that provide water through the property and support our livestock. Further, numerous heritage oak trees and lodge pole pines inhabit this area. The traffic noise, disruption to the property, and affects on the tributaries would be

devastating. My family has worked hard to maintain the pristine condition of the property.

I am a native-born Auburnite and have lived on and enjoyed the family property for over 40 years. I have witnessed Auburn and surrounding areas grow over the decades, and I understand it is nature and a fact of life. I also believe we have to be responsible and true stewards of our land. Having said this, I understand the city had already planned for access points into the Baltimore Ravine area, including Herdal Drive. There is currently an easement and road in place providing a straight access into the development area. This access point does not require incursions into anyone's property. It was thoughtfully planned out, and frankly, makes the most sense.

As city officials, considering alternate access points in response to complaints from local residents is both prudent and responsive. The taking of property when current access points exist, however, is a far less palatable option that cannot and should not be taken lightly. My reading of the engineering reports leads me to believe alternative access points at Pacific Street and south of Pacific street will be more expensive, will involve a greater impact on the land, will be more intrusive, and will require far more aggressive measures to accomplish. This does not appear to be either equitable or in the best interest of all parties concerned.

Thank you for your time and attention to this delicate matter.

A handwritten signature in cursive script that reads "Michael A. Sipe". The ink is dark and the signature is fluid.

Michael A. Sipe